



Stoneacre  
Properties



## Sandmoor Avenue

Leeds, LS17 7DW

Offers Over £900,000



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## Entrance

The property's grandeur hits as soon as you enter the property. With wonderful high ceilings, decorative detailing and built-in shelving, the hallway offers access throughout the property.

## Living Room

Spacious bright and airy living room offers an abundance of space for seating making a wonderful space for hosting and socialising. The living room leads on to sun room and out to the garden. Boasting a detailed feature fireplace, decorative cornicing and solid wood floors that run through from the hallway.

## Dining Room

Formal dining room with triple aspect windows. There is potential to knock through the kitchen into the dining room to create a larger open plan kitchen/diner.

## Kitchen

Made up of wall and base units with integrated appliances including double oven, fridge/freezer, gas hob with extractor above, dishwasher, and plumbing for washing machine. Side door leads to driveway.

## Snug/Bedroom 3

Ideal sitting room/reading room or home office, but can also be used as a third bedroom. Sliding door leads out to the rear garden.

## w/c

Guest w/c comprising toilet and sink.

## Bedroom 1

The primary bedroom is vast in size, with built-in

wall-to-wall wardrobes and dressing table. The bedroom boasts an en-suite bathroom.

## En-suite 1

4-piece suite comprising shower, bath, toilet and sink.

## Bedroom 2

Second spacious double bedroom with fitted wardrobes and dressing table, again with en-suite bathroom.

## En-suite 2

Comprising shower over bath, toilet and sink.

## Garage

Detached double garage.

## Loft

As shown on the floorplan, the loft is a vast space with a maximum height of 2.86m. with a total of circa 1500 sqft, there is so much potential to extend the overall living space of the property, complete with window.

## External

Large sweeping in and out driveway with lawn and mature shrubbery. To the rear a private and low maintenance garden.

A member of the Stoneacre team has a personal connection to the sale of this property.



## Road Map



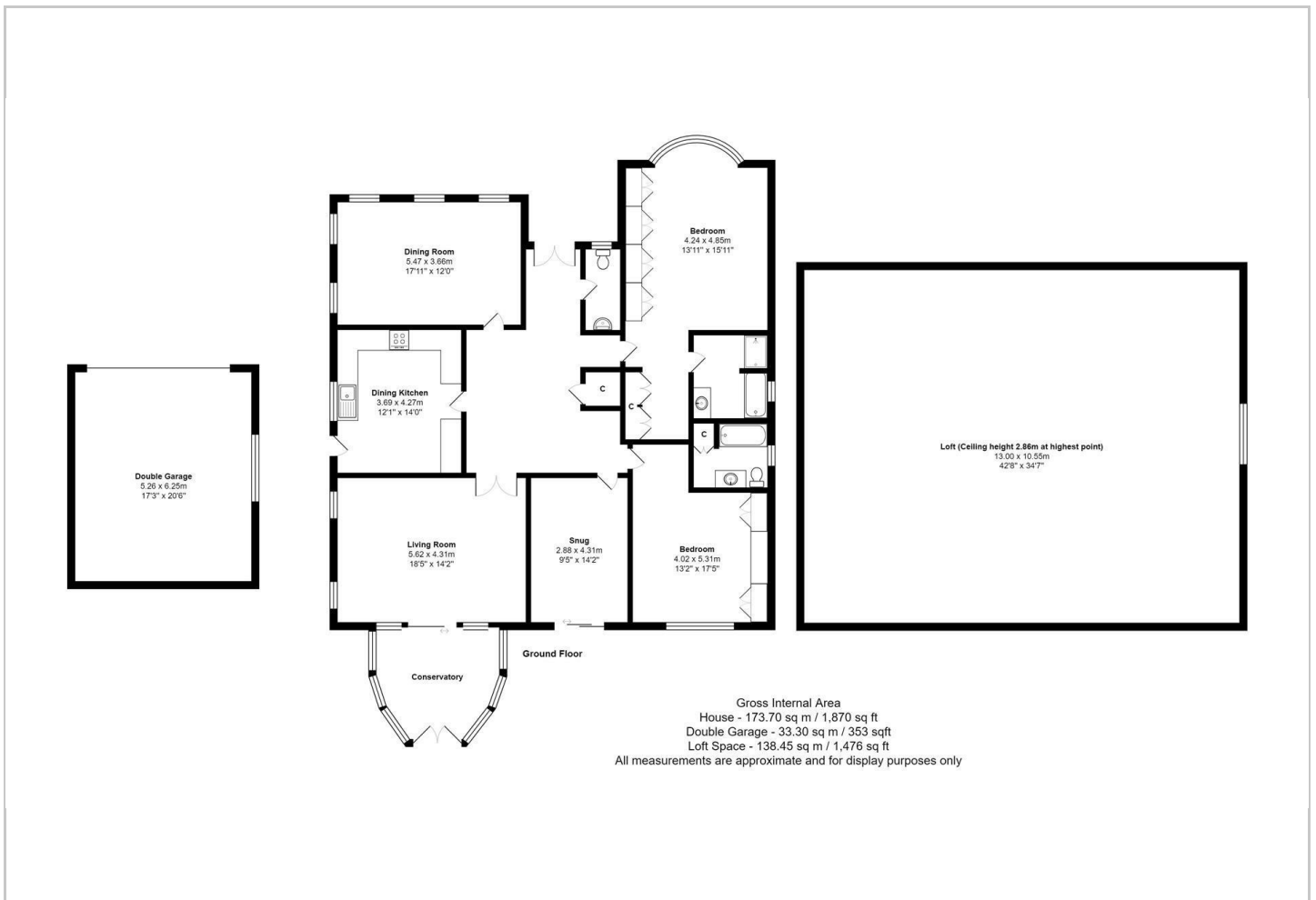
## Hybrid Map



## Terrain Map



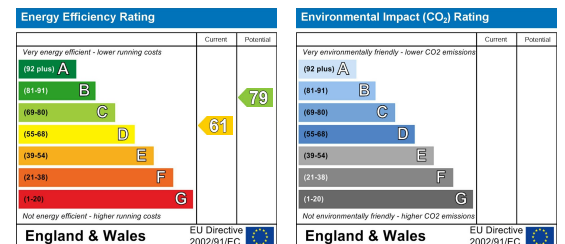
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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